



# LEANDER

*Connected. Vibrant. Leander.*

## Comprehensive Plan and Transportation Master Plan Update

**Joint Workshop #2 – Plan Direction**

May 21, 2026 | 6:00 pm | City Council Chamber



# Objectives

- **Core Objective Tonight:**  
*Are We on the Right Track?*
- Leander Today Takeaways
- Future Leander Planning Themes
- Focus Areas based on Planning Themes
- Next Steps from Here



**Agenda for Joint Workshop 2: Plan Direction**  
**City of Leander Comprehensive Plan and Transportation Master Plan (TMP) Update**  
Joint Workshop of City Council and Planning & Zoning Commission  
Thursday, May 21, 2026 | 6:00 pm | City Council Chamber

- 1. Takeaways from Leander Today Phase** 6:00
  - a. Facts and figures of note from Leander Today Report.
- 2. Planning Themes for Future Leander Phase** 6:10
  - a. Themes based on consultant background study and leadership/stakeholder input to date.
  - b. Ongoing themes from 2020 plans plus new and emerging themes for plan updates.
- 3. Focus Areas for Comprehensive Plan and TMP based on Planning Themes** 6:20
  - a. Basis for Goals, Objectives and Strategic Actions in rest of process.
- 4. Verification of Consensus on Plan Direction** 6:35
  - a. Areas of consensus to proceed with in Future Leander phase.
  - b. Additional direction on other themes and/or priorities for plans to address.
- 5. Next Steps from Here** 6:50
  - a. Rest of timeline and major milestones.
    - Joint Workshop 3 on Draft Plans: target date of Tuesday, December 8, 6:00 pm

Consultant Team

*Kendig Keast Collaborative (Comprehensive Plan lead)*

Gary Mitchell                      Project Manager, KKC Chief Operations Officer  
Jennifer Mak                        Deputy Project Manager

*Lochner (Transportation Master Plan lead)*

Frank Barrera                      Lochner lead, Multimodal Transportation Planning lead  
Zane Rodriguez                    Planner, Transportation Master Plan support

*CD&P (Community Engagement lead)*

Lilly Swank                         CD&P lead



# Our Core Team



**Michael Chenausky, AICP**  
*City Project Manager*  
Senior Planner



**Frank Barrera, RSP1**  
*Multimodal Transportation Planning Lead*  
Sub Lead



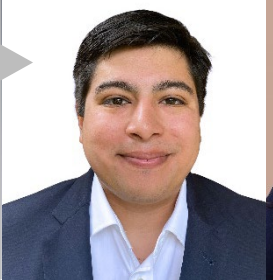
**Jennifer Mak, AIA, AICP**  
*Architect & Sr Urban Designer*  
Deputy Project Manager



**Lilly Swank**  
*Project Manager*



**Zane Rodriguez, AICP**  
*Planner*  
Transportation Master Plan Support



Community Engagement Lead

**Gary Mitchell, FAICP**  
*Chief Operations Officer*  
Project Manager



# Project Website Now Live

<https://www.futureleander.com/>

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## PUBLIC EVENTS

**Old Town Street Festival**  
Sat, Jun 06 | Leander Chamber of Commerce

[Learn more](#)

**Leander City Council and Planning & Zoning Commission Joint Workshop #2**  
Thu, May 21 | Pat Bryson Municipal Hall

[Learn more](#)

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## LEANDER COMPREHENSIVE AND TRANSPORTATION MASTER PLANS

### COMPREHENSIVE PLAN

The Comprehensive Plan is a long-range document that serves as the policy guide and framework for land use decisions for the next decade. The plan highlights how the City has changed over the past and creates a vision for what Leander looks like in the future. The plan provides goals and strategies to implement the vision of the city. This plan is evaluated annually and updated at least every five years.

A Comprehensive Plan DOES	A Comprehensive Plan DOES NOT
<ul style="list-style-type: none"> <li>Provide a vision for the future</li> <li>Serve as a guide for developers and citizens</li> <li>Provide an action plan for ordinance amendments</li> <li>Establish a basis for zoning and policies</li> <li>Allow flexibility and is adaptive</li> </ul>	<ul style="list-style-type: none"> <li>Establish zoning</li> <li>Replace zoning regulations, budgets, capital improvement programs, city charters, or other regulatory documents</li> <li>Provide rigid policy</li> </ul>

The City currently operates under the [2020 Leander Comprehensive Plan](#), adopted in April 2021 and last updated in May 2025.

## DECISION MAKING

The City of Leander will coordinate closely with stakeholders including citizens, developers, business owners, City staff, elected officials, local organizations, transportation authorities, and other local jurisdictions to inform development of the plan and refine recommendations.

- Community** (Citizens, Business owners, Developers)
  - Use the **Comprehensive Plan** to understand future plans for properties and impacts on neighborhoods
  - Use the **Transportation Master Plan** to learn about future transportation initiatives and potential projects
- City Staff**
  - Use the **Comprehensive Plan** to provide recommendations to the community, developers, Commission, and Council while pursuing goals of the plan according to the implementation schedule
  - Use the **Transportation Master Plan** to carry out transportation initiatives as set forth in the plan
- City Council**
  - Use the **Comprehensive Plan** to make decisions regarding City policies, budgeting, and planning and zoning cases
  - Use the **Transportation Master Plan** to guide and prioritize transportation projects recommended by the plan
- Planning & Zoning Commission**
  - Use the **Comprehensive Plan** to make recommendations to the City Council regarding planning and zoning cases
  - Use the **Transportation Master Plan** to plan for upcoming transportation infrastructure upgrades and new projects as recommended by the plan

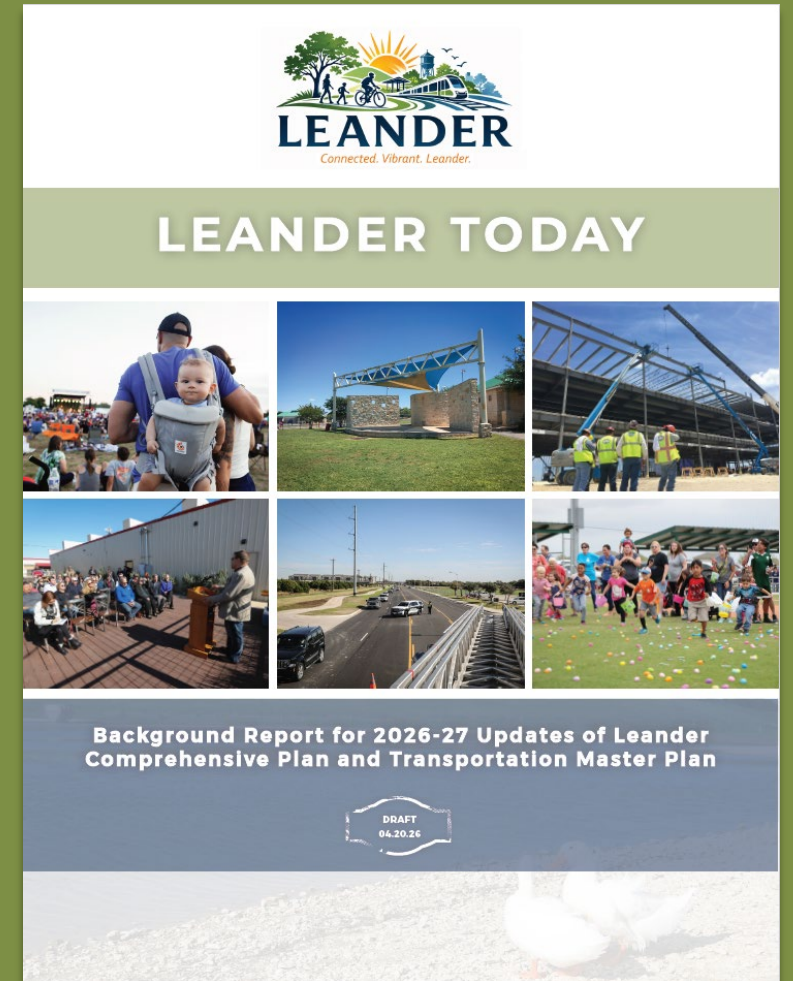
### NEXT STEPS

**WE ARE HERE**

Early 2026	Spring 2026	Summer 2026	Fall 2026	Late 2026/ Early 2027
Assess current conditions and gather data for future modeling and projections	Coordinate with local jurisdictions, authorities, City departments, and elected officials to identify future needs and plans direction	Gather feedback from the community to inform plans development	Engage the community, including a public open house, to gather feedback and refine the plans	Finalize the plans using technical analysis and public feedback, then present to City Council for potential adoption

# Some Takeaways

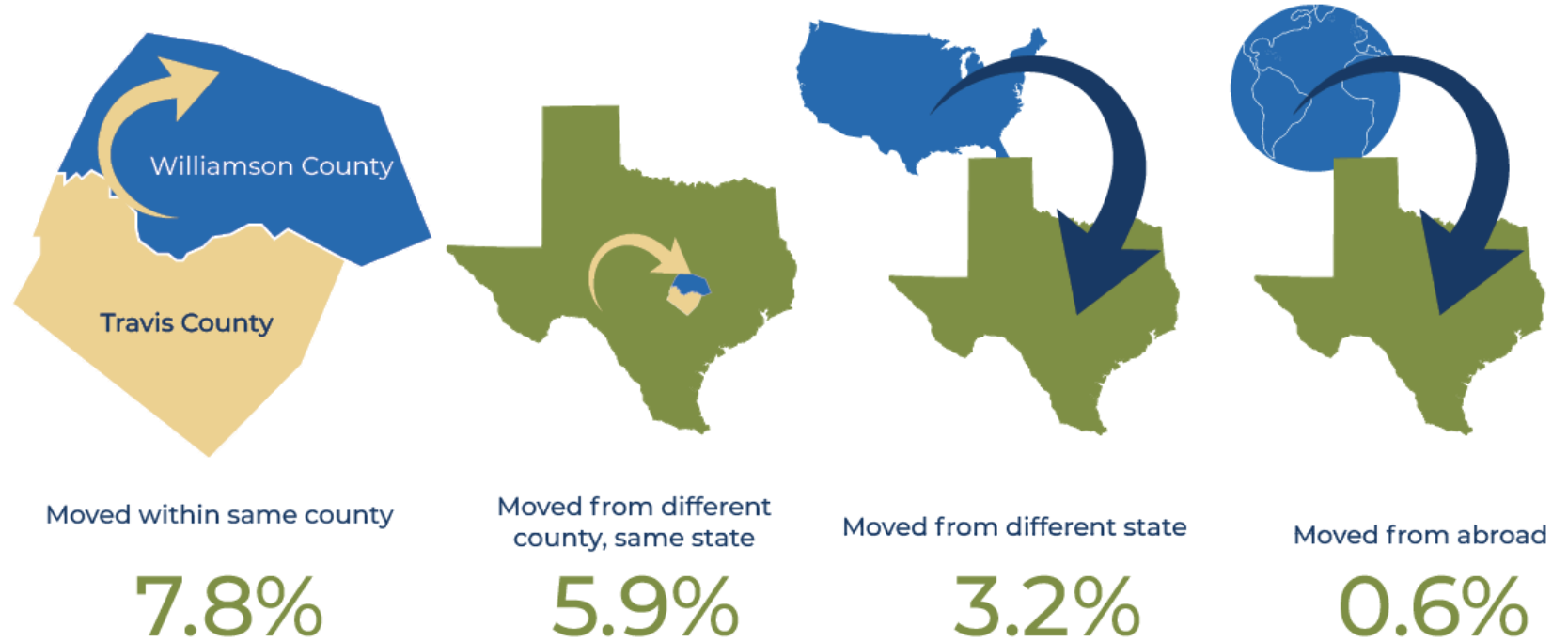
## *Leander Today Phase*



# Population Flux

- A dynamic versus static population brings **new and evolving expectations**
- 17.5% of residents had moved in 2024 – and **~10% moved in from beyond Williamson and Travis counties**

## Origin of Residents Who Moved Into New Home Since Year Earlier in 2024

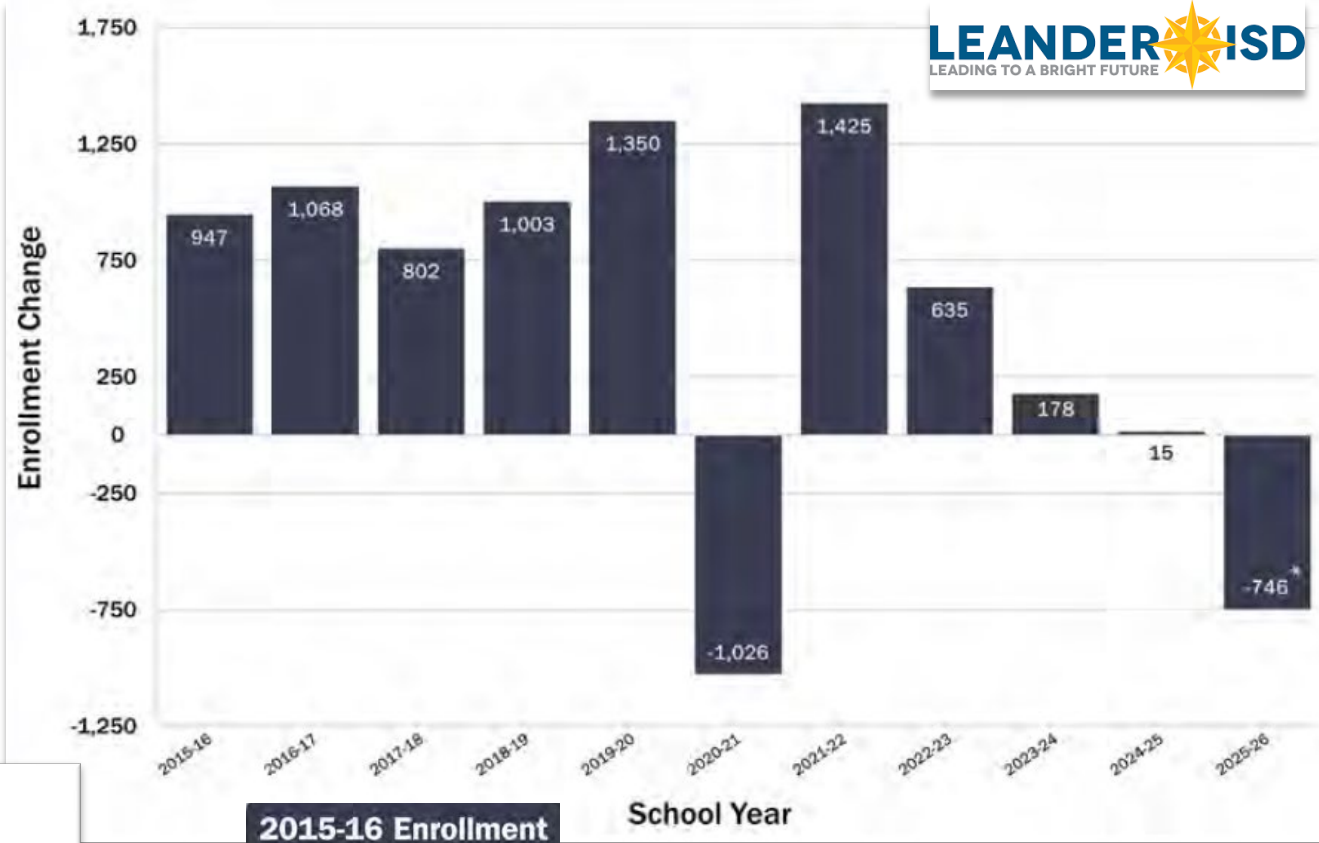


*NOTE: The other 82.5% of Leander residents in 2024 were in the same home and had not moved.*

*SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0701)*

# Amid Growth ...

- Public school enrollment stabilizing
- But Leander's **education draw** still strong



## LISD Enrollment

1,072

LISD Students per 1,000 Residents 2015-2016



487

LISD Students per 1,000 Residents 2024-2025

### 2015-16 Enrollment

37,158

### 2020-21 Enrollment

40,355

### 2025-26 Enrollment

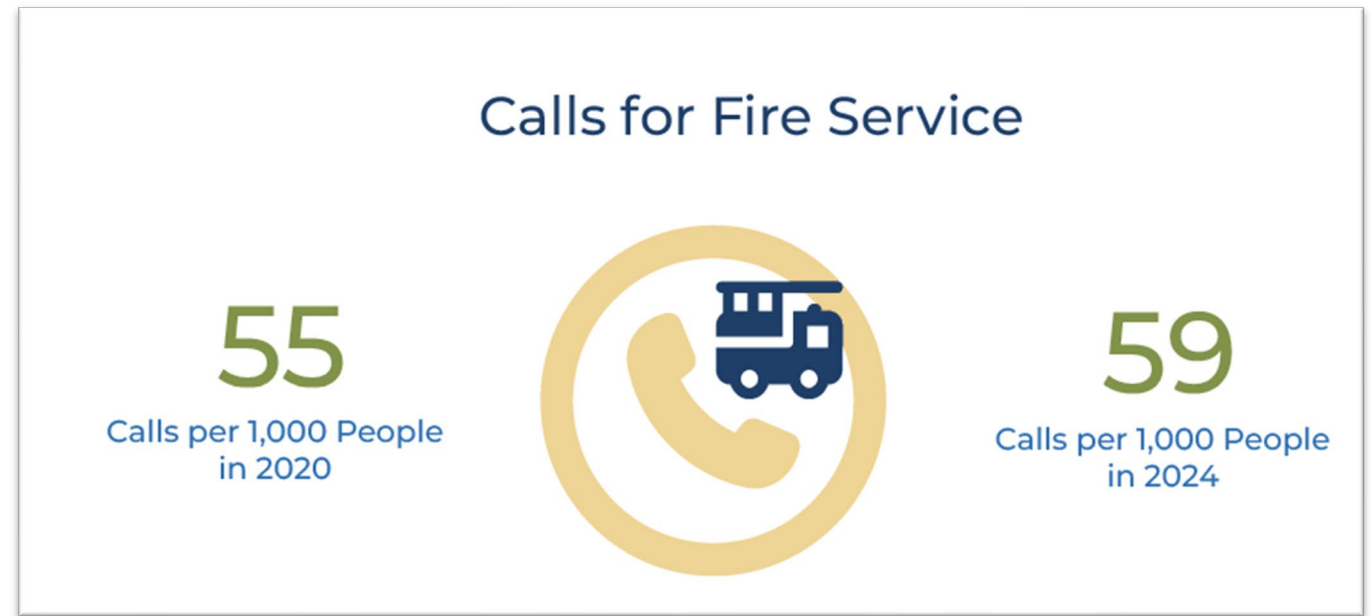
41,862\*

SOURCE: Leander ISD Demographic Study 2025-26 (PASA)



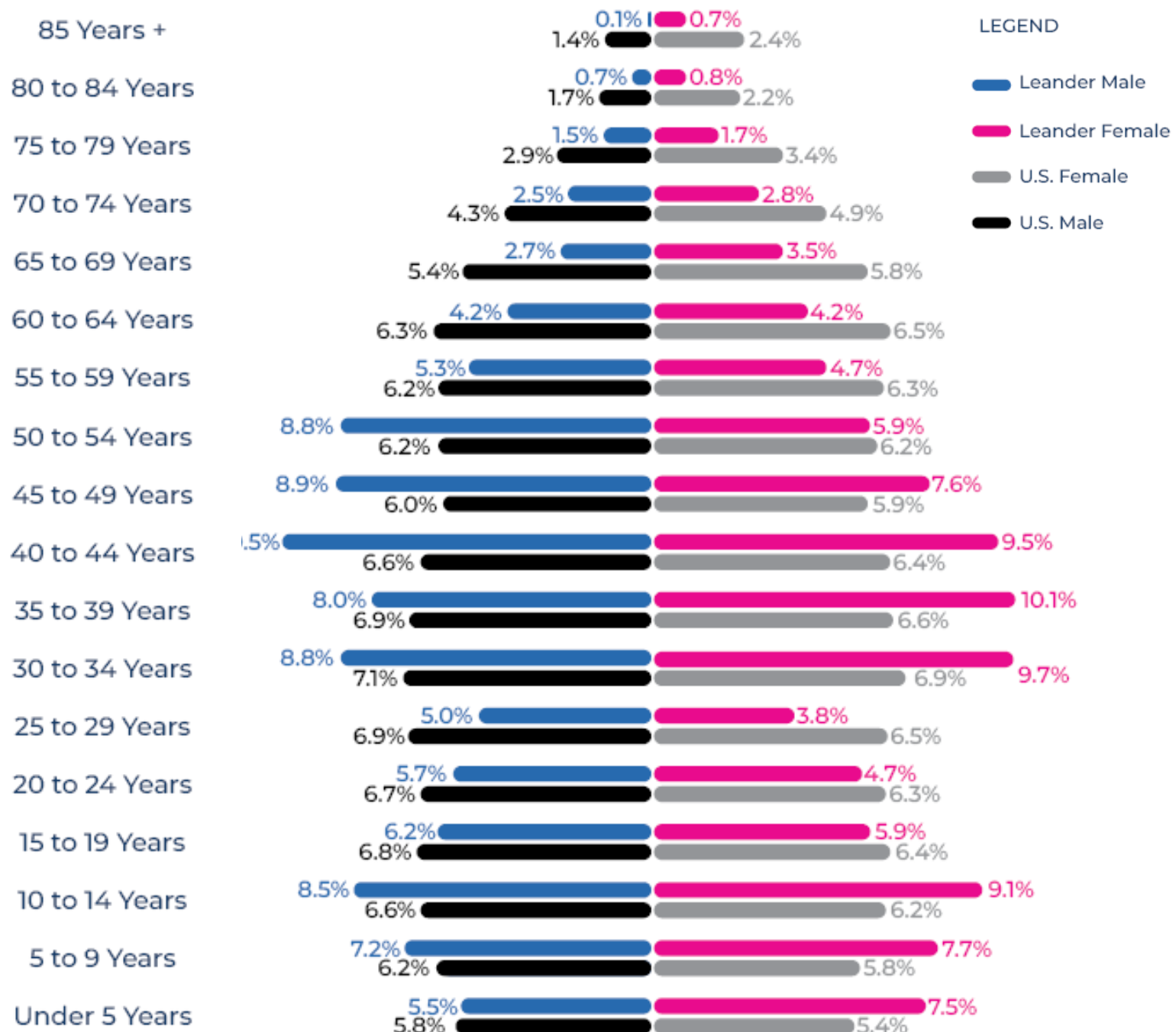
# Reliably Safe

- Police calls now 40,000+ per year
- Fire calls now 5,000+



# Key Age Groups

- **Family-Friendly City**  
Higher share of population age 0-14 than all of USA
- **Prime Working-Age and Child-Raising Groups**  
Much higher share in age 30-54 range
- **Lowest in:**
  - Teens to young adults age 15 to 29
  - Age 55+ residents

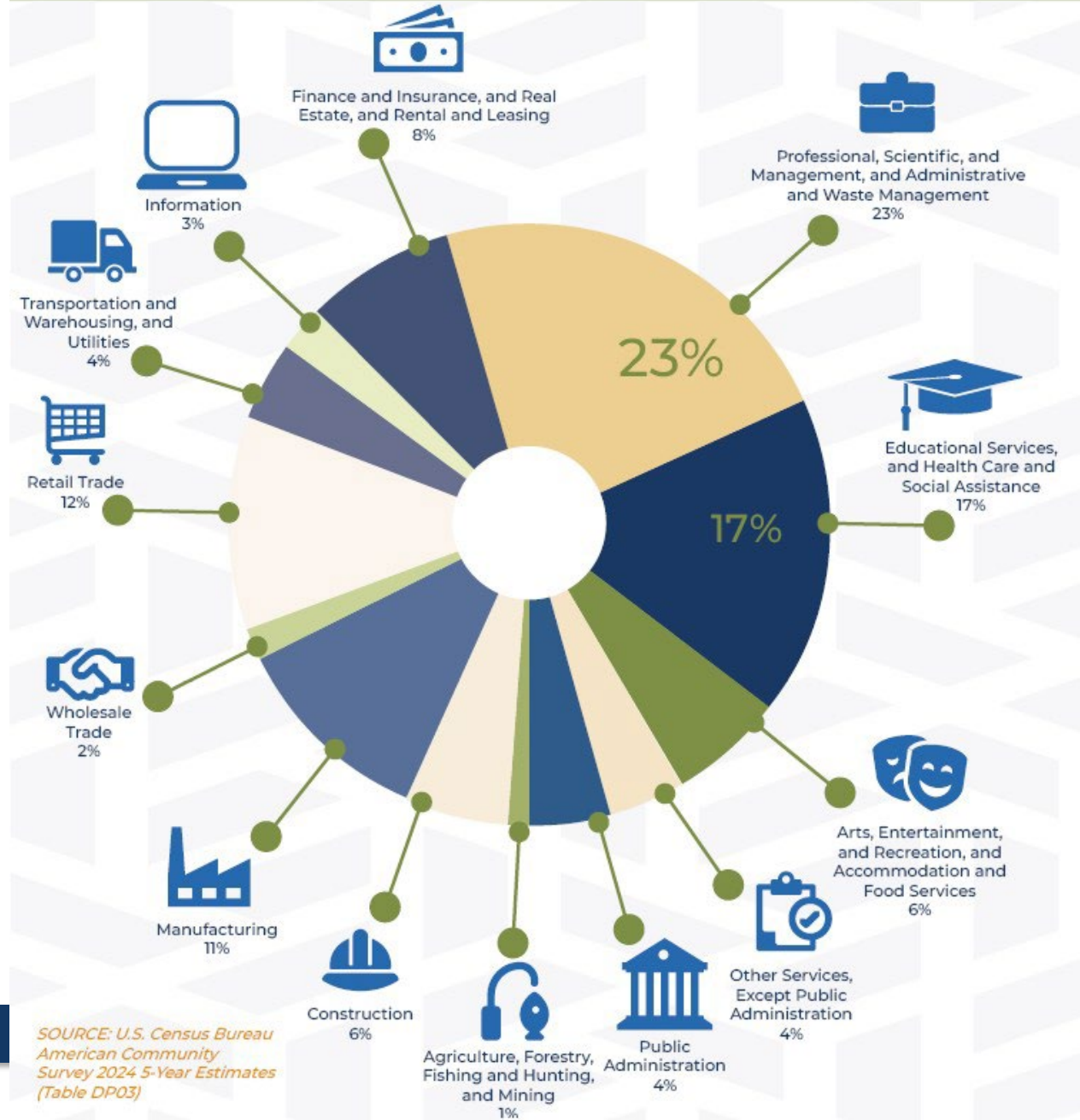


# Bring Some Home

- Leading industries of residents reflect high education levels ...
- ... But **WHERE** are their jobs?



## Employment by Industry Type in 2024



SOURCE: U.S. Census Bureau  
American Community  
Survey 2024 5-Year Estimates  
(Table DP03)

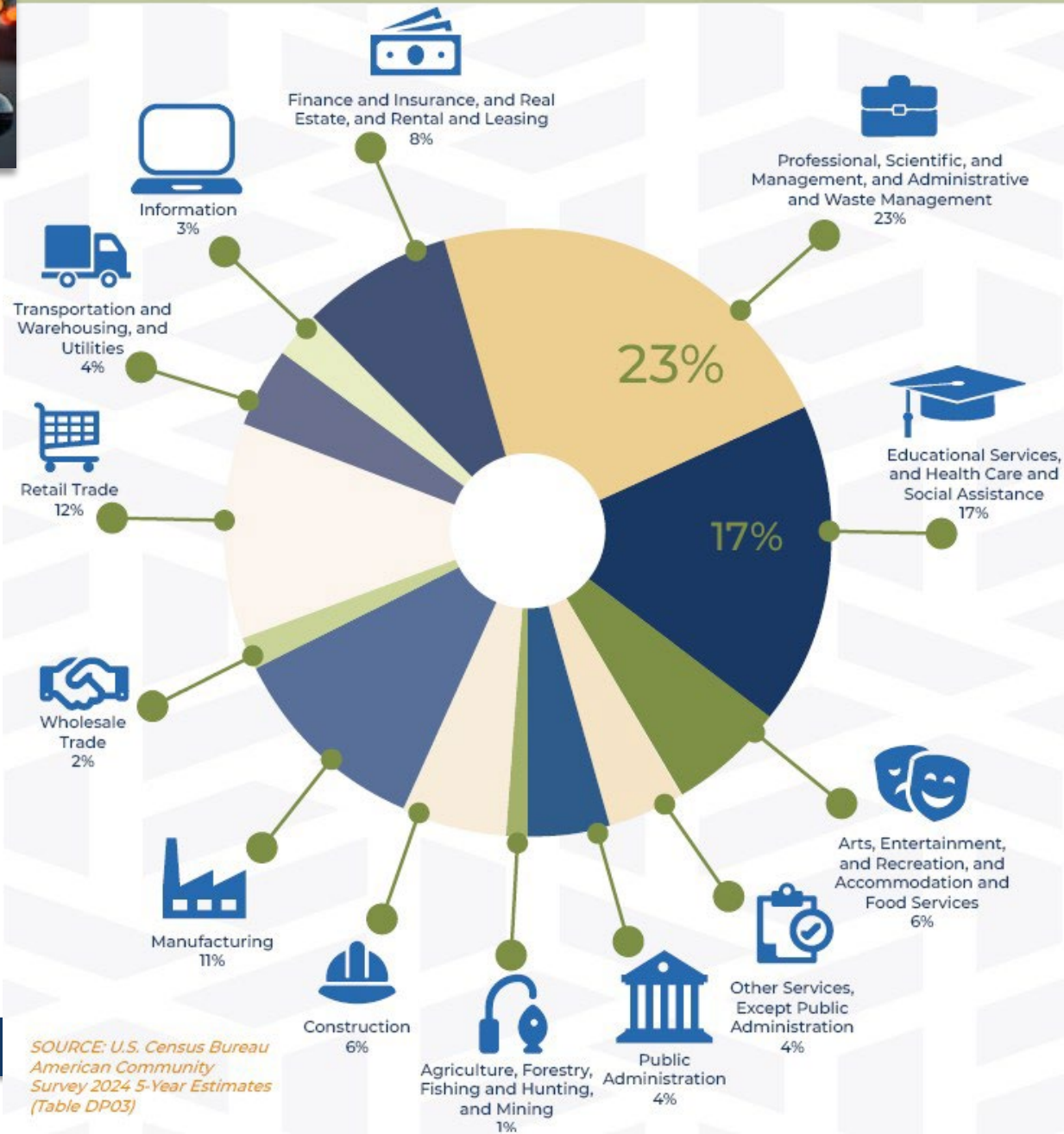
# Value of Time



## Average Travel Time to Work in Minutes in 2024



## Employment by Industry Type in 2024



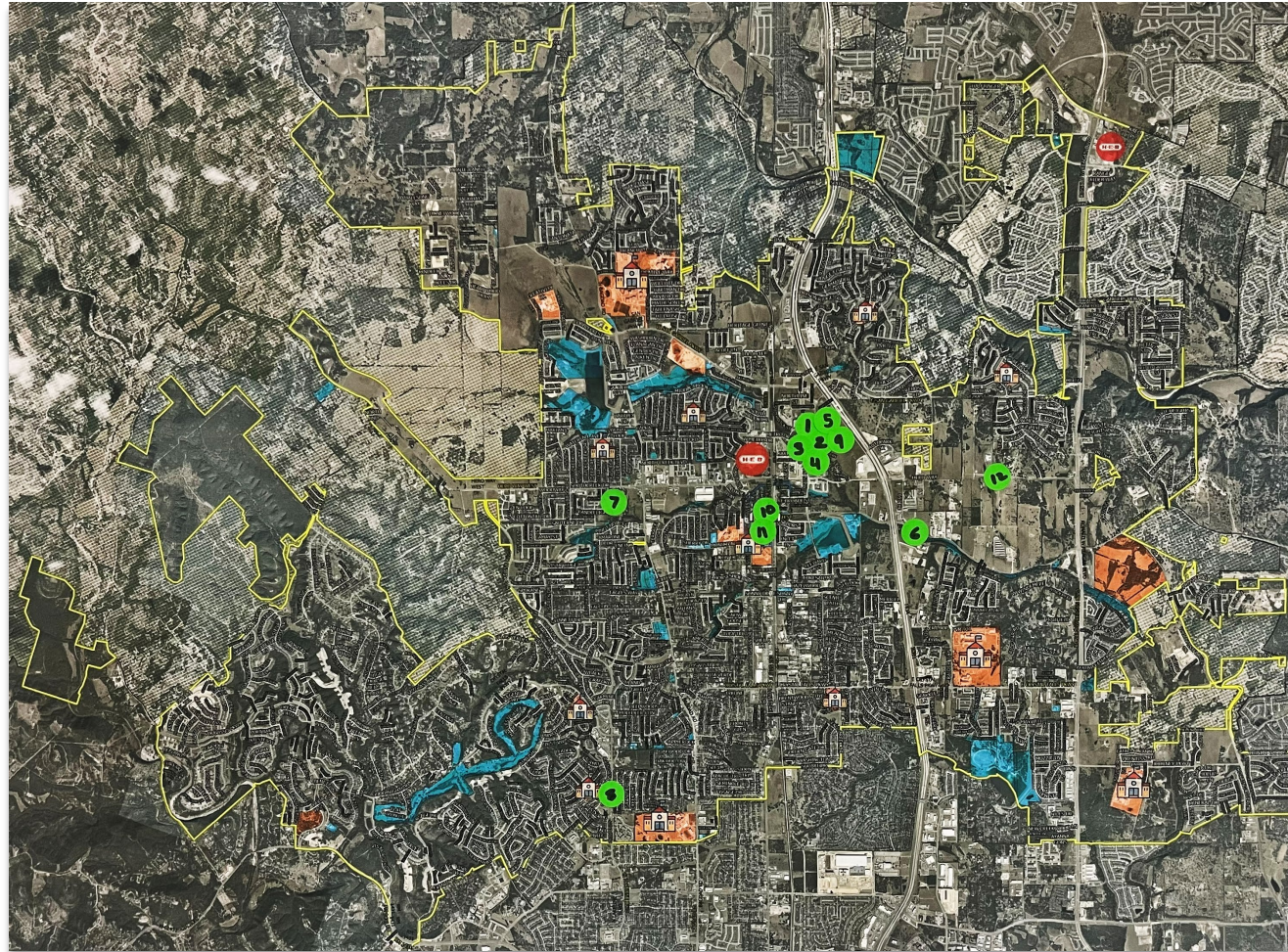
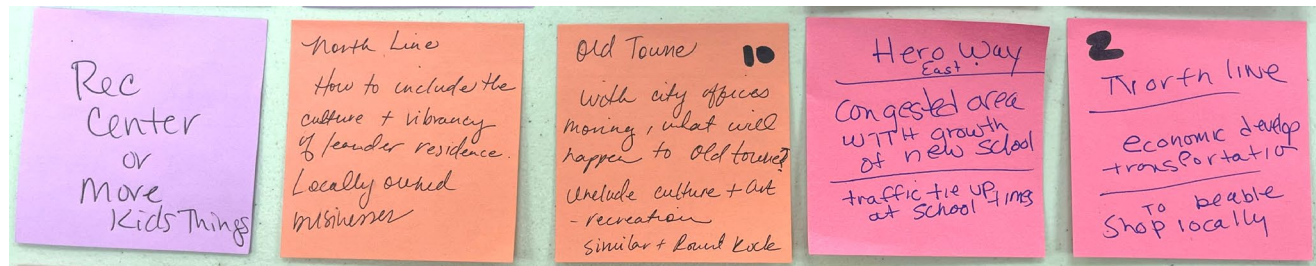
# 5 Planning Themes

*for Future Leander Phase*

# CPAC Priorities

## Asked for their initial priorities by location:

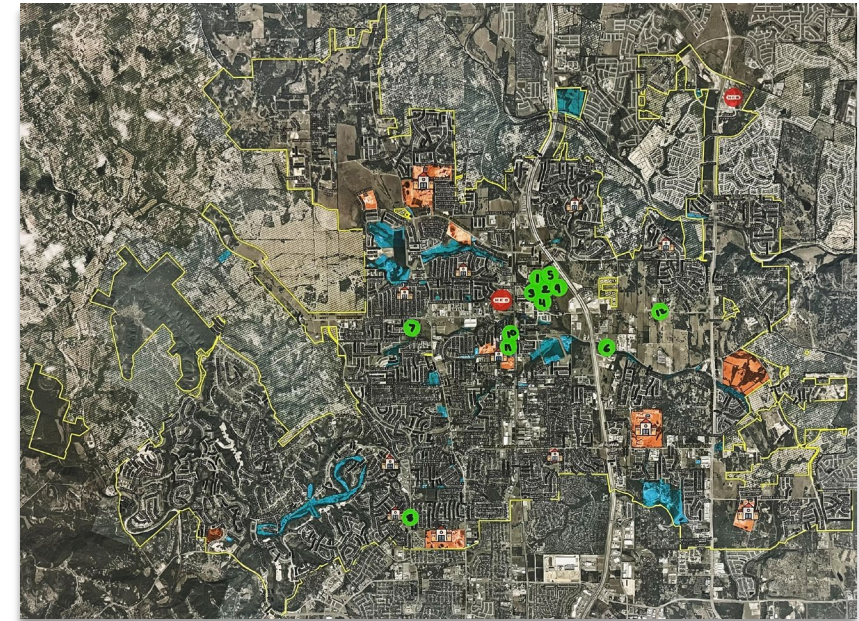
- All parks (capacity with growth)
- Bagdad Rd (Bledsoe Park)
- Brushy Creek (trails)
- Connected green space around Hero Way, Nameless Rd, San Gabriel Pkwy
- Hero Way (east school area)
- Lakeline Blvd (high school area)
- Lakewood Park



# CPAC Priorities

## Asked for their initial priorities by location:

- Library (capacity with growth)
- **Northline** – *most mentioned*
- Old Town
- Red Line - Leander Station area
- Ronald Reagan Blvd
- Senior Activity Center
- Travisso



# Stakeholders

## Sessions completed with:

- Development
- Education
- Faith Leaders
- Home Builders
- Neighborhoods
- Organizations
- Other Jurisdictions
- Parks/ Recreation
- Real Estate
- Small Businesses
- Utilities



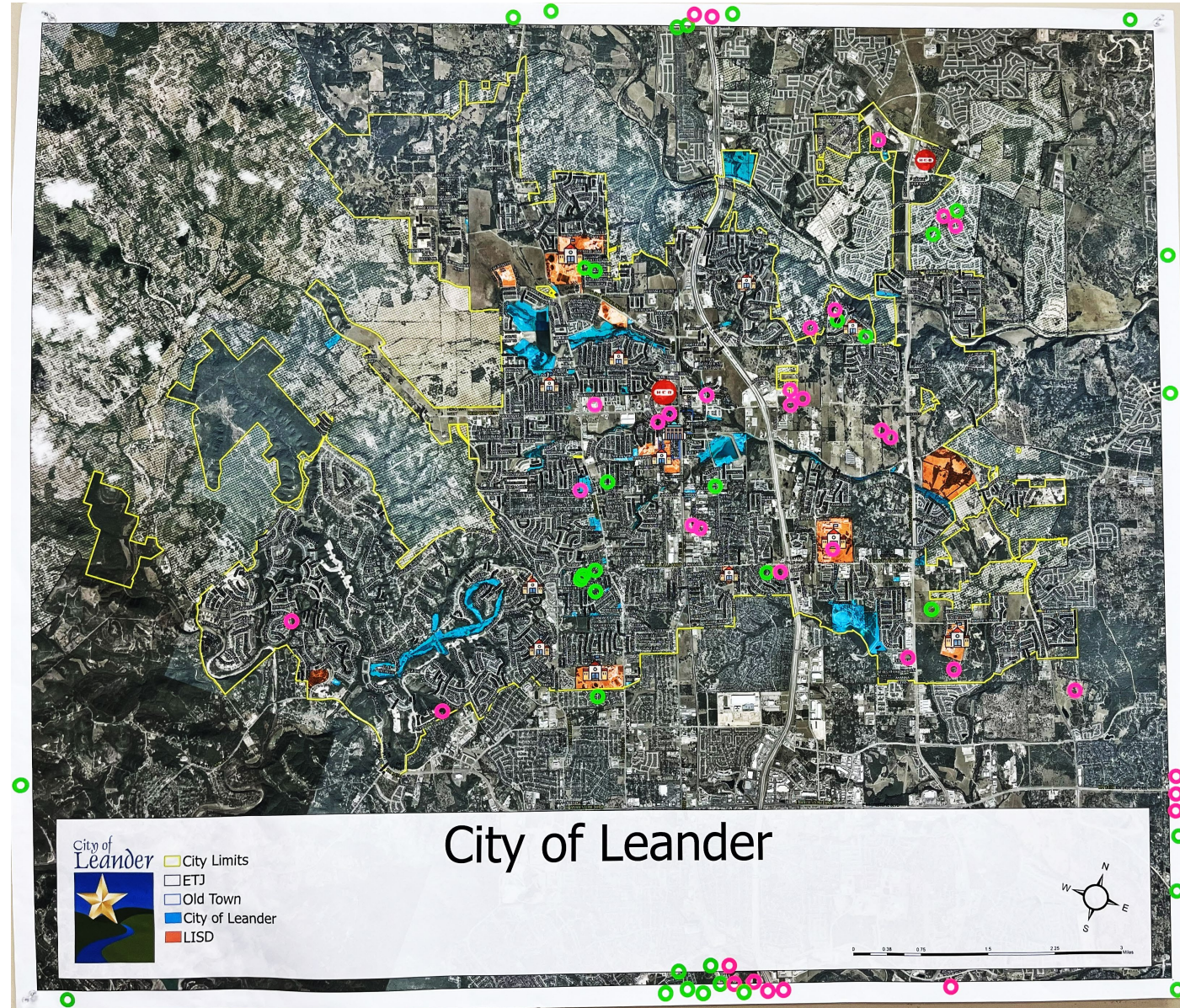
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**GREEN** = Live

**PINK** = Work





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# **Focus Areas for Plans**

***based on 5 Planning Themes***



- Public infrastructure / services in sync with growth — especially roads
  - East-west mobility
    - Adequate wastewater capacity and geographic coverage
    - Ongoing focus on water supply and system
    - Thoroughfare network optimization (capacity, spacing, technology, multi-modal)
    - Necessary roads and utilities to activate undeveloped land within city
    - Wise and market-realistic infill of remaining interior areas of city
    - ETJ management within available municipal authorities, tools
    - Long-term vision and implementation strategy for key corridors
    - Natural areas and green space preservation amid ongoing growth
    - Clarity of intent in plans and regulations
    - Intergovernmental coordination and other partnerships
    - Adaptable City planning and programming as opportunities / challenges evolve
  - City planning direction and results communicated to residents, stakeholders with clear, simple language

## Effective Growth Management



- Improved roadway safety on key corridors
  - Intersection capacity and safety
    - Safer turns onto, off of higher-speed roads
    - Pedestrian and bike safety crossing major roads
    - Grade separation of rail from roads, bike / ped
    - School vicinity congestion management, kids' safety
    - Discouragement of neighborhood cut-through traffic
    - Adequate parking at parks, public facilities to avoid unsafe overflow onto streets
    - Safe access to / from schools, civic facilities, parks, and activity centers
    - Improved sidewalk continuity and ADA access
    - Continued investment in public safety services
    - Mitigation of emergency response delays due to traffic congestion
    - Flooding risk and storm evacuation access in vulnerable areas
    - Wildfire preparedness and fire-resistant development design
- Safety integrated into all types of planning – with immediate actions based on triage

## Safe Community



## Livable Community

- Inter-city connections and integrated transportation systems
  - More leisure options — and kid- / family-friendly
  - Some rural legacy, open spaces, and natural beauty maintained
  - Array of education options
  - More diversity embraced, involved in community planning and priority-setting
  - Diverse mix of housing types for varied household types and income levels
  - Beyond auto-dependent community – better walkability and bike accessibility
  - Land use compatibility – and retail, services near residential growth areas
  - Better awareness of City and community events, programs, news
  - More public transportation options and better utilization of existing services
  - Local destinations to reduce travel elsewhere for necessities and entertainment
  - Ongoing active involvement of residents to shape their community
  - “Community” cultivated, with strong sense of place and citywide identity
  - Northline and Old Town built out as vibrant economic and activity centers
- Expanded trail / path system with better connectivity to support active living, transportation options



- Beyond “bedroom community”
  - Major economic base employers beyond retail, public sector
    - Stronger transit-oriented design strategy to capture station-area investment
    - Build-out of technology park
    - Shovel-ready commercial and industrial sites
    - Need infrastructure financing tools to unlock employment and retail areas
    - More resident spending kept local instead of leaking to nearby cities
    - Key interior locations for retail
    - Zoning for transitional areas to encourage jobs, not only housing
    - Support for entrepreneurs and small / local, micro, and home-based businesses
    - Greater certainty and less risk for development
    - Economic development benefits reaped from past, recent infrastructure investments
    - Balancing careful development vetting with “unfriendly” reputation
    - Strategy for how to get desired outcomes in Employment Center, Activity Center areas
  - Trade-off between extent of resources expended on transit versus economic development, other needs

## More Balanced Economy & Tax Base



- Strategic planning for Leander build-out, maturing city
  - Long-term maintenance of boom-era infrastructure
  - Collaborative community building, with fortified community networks
  - Planning within area / regional context versus in isolation
  - Continued tax base growth to support public amenity investments
  - Effective use of debt/bond capacity for key long-term public investments
    - Less “skipping over” of Leander (by people, businesses, retail)
    - Education as ongoing people / family attractor
    - Cost of living for service, education workers
    - Ongoing water conservation and drought resilience
    - Reinvestment in older properties, existing businesses
    - Old Town sustained with culture, art, recreation after relocation of City offices
    - Natural features preserved as valuable community assets
    - Disaster preparedness and coordinated response/recovery planning
- Long-term mindset for infrastructure, facilities, and services beyond immediate and short-term needs

## Sustainable, Resilient Community

# Potential Starter Top 10 List

>> *In no particular order*

8

Managed growth  
(service capacities,  
resource protection)

9

Commercial growth  
(jobs, tax base balance)

10

Housing options  
(type, price, setting)

1

Long-term, reliable water supply

2

Public safety (security, hazards)

3

Traffic flow and congestion relief

4

Travel safety (vehicles, walking, biking)

5

Tax base and fiscal sustainability

6

More “complete” community  
(recreation, amenities, culture)

7

More connected community  
(roads, sidewalks/paths, people)

# Verification of Consensus

## *on Plan Direction*

# Plan Direction

- **Core Objective Tonight:**  
*Are We on the Right Track?*
- **Planning Themes** and related **Focus Areas** on target?
- **Clarifications or others to add?**
- Also for upcoming consideration in Future Leander phase:
  - What do we control?
  - What can we only influence?
  - What is beyond our control or ability to influence?



# Larger Context

## 1. DEMOGRAPHICS

Smaller households  
Later marriages, family formation  
Reduced migration, immigration  
Public schools outlook  
Life longevity and quality

## 4. TECHNOLOGY

Artificial Superintelligence (ASI)  
Autonomous vehicles  
Abundant, low-cost, green energy  
Water desalination  
Evolution in building materials, methods



## 2. ECONOMICS

Escalating costs (CIP, services)  
Worker:Retiree ratio  
Small business formation boom  
Demand for energy and water  
Future of work (including where)

## 4. STRUCTURAL

Federal / State / Local roles  
Limits on Home Rule authorities  
Fiscal limits on local government  
Scrutiny of business incentives  
Public support for transit

**Next Steps from Here**

# 5 Phases

✓ **Project Startup**

- Data / Mapping Transfer
- Outreach Plan
- Committee Formation

## Leander Today

Key Indicators / Trends  
Early Input  
*Joint Workshop 1*  
CPAC Meeting 1

Feb-Apr

## Plan Direction

Key Planning Themes  
Consensus on Plan Focus  
*Joint Workshop 2*  
CPAC Meeting 2

May

## Future Leander

Plan and Map Refinement  
CPAC Meetings 3-5  
Public Survey  
Public Open House

Jun-Nov

## Implementation

Actions / Priorities Focus  
Draft Plans  
*Joint Workshop 3*

Nov-Dec

## Finalize / Adopt

Hearing Drafts  
*Public Hearings*  
As-Adopted Final Plans

Jan-Mar  
2027

# Key Dates

- **Old Town Street Festival**  
*Saturday, June 6*
- **Future Leander Phase CPAC Meetings**  
*Tuesday, August 4*  
*Tuesday, October 6*  
*Tuesday, November 10 or 17*
- **Public Open House**  
*Tuesday, September 15 (target)*
- **Joint Workshop 3 on Draft Plans**  
*Tuesday, December 8*

